180.0	0012	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,700 /	728,700
					USE VALUE:	728,700 /	728,700
					ASSESSED:	728,700 /	728,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAYO JOSEPH L & ELAINE F
Owner 2:	
Owner 3:	
Street 1:	5 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Aluminum Exterior and 2383 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	266,200	500	462,000	728,700
Total Card	0.184	266,200	500	462,000	728,700
Total Parcel	0.184	266,200	500	462,000	728,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.82 | /Parcel: 305.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122593

GIS Ref

GIS Ref

Insp Date 07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 180.0-0012-0004.0

!14189!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,100	500	8,000.	462,000	728,600	728,600	Year End Roll	12/18/2019
2019	101	FV	236,900	500	8,000.	462,000	699,400	699,400	Year End Roll	1/3/2019
2018	101	FV	236,900	500	8,000.	389,400	626,800	626,800	Year End Roll	12/20/2017
2017	101	FV	236,900	500	8,000.	356,400	593,800	593,800	Year End Roll	1/3/2017
2016	101	FV	236,900	500	8,000.	303,600	541,000	541,000	Year End	1/4/2016
2015	101	FV	235,800	500	8,000.	264,000	500,300	500,300	Year End Roll	12/11/2014
2014	101	FV	235,800	500	8,000.	244,200	480,500	480,500	Year End Roll	12/16/2013
2013	101	FV	235,800	500	8,000.	232,300	468,600	468,600		12/13/2012

PRINT

Date	Time
12/11/20	04:03:37

LAST REV

Date	Time
07/27/18	11:00:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14189

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10465-471		2/17/1964		99	No	No		N

USER DEFINED

Prior Id # 1:	122593
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2009	820	Re-Roof	13,800					

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Entry Denied	163	PATRIOT
3/9/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/23/1999	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	7									462,000						462,000	

Total AC/HA: 0.18365 | Total SF/SM: 8000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01303005
Adj $ / SQ:	129.921
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361638
Depreciation:	95472
Depreciated Total:	266166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1		HB					

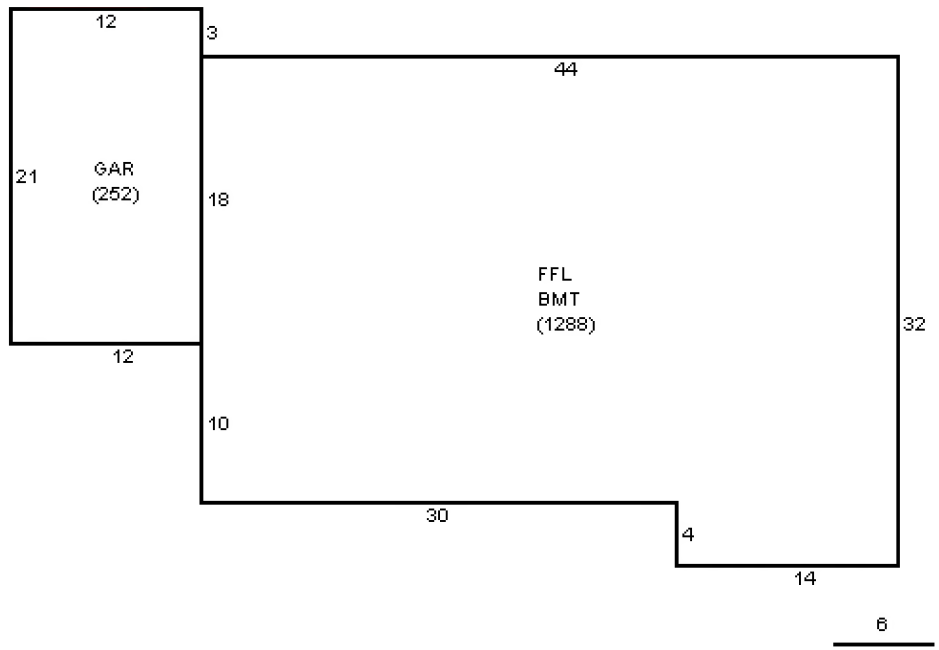
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	60.510	77,938
FFL	First Floor	1,288	129.920	167,338
GAR	Garage	252	25.250	6,362
	Net Sketched Area:	2,828	Total:	251,638
Size Ad	1288	Gross Are	2828	FinArea 2383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.92
Special Features:	0	Val/Su Net:	94.13
Final Total:	266200	Val/Su SzAd	206.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 180.0-0012-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X16	A	AV	1960	3.92	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500